

May 1, Item # 6 / June 5, Item # 13  
DEPARTMENT OF COMMUNITY SERVICES  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: (860) 561-7555 FAX: (860) 561-7504  
[www.westhartford.org](http://www.westhartford.org)

Date 4/12/17

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan  
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File # 1306 Application Fee \$350 Surcharge Fee \$60 Affidavit Fee \$20

Street Address 207 Bloomfield Avenue

Lot or Parcel # 0471 1207 0001 Acreage/Lot Area 1.1 Zone R-20

Applicant's Interest in Property: Property is under contract for sale to applicant.

Brief Description of Proposed Activity: Catholic campus center (see attached)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

University of Hartford  
Record Owner's Name

200 Bloomfield Avenue  
Street

West Hartford, CT 06115  
City State Zip

860-768-7924  
Telephone # [NORTH YOUNG]

Contact Person:

Karen Jansen Casey  
Name

Cooney, Scully and Dowling, 10 Columbus Blvd.  
Street

Hartford, CT 06106  
City State Zip

860-527-1141  
Telephone # E-Mail kcasey@csd-law.com

The Hartford Roman Catholic Diocesan Corporation  
Applicant's Name

134 Farmington Avenue  
Street

Hartford, CT 06105  
City State Zip

860-527-1141  
Telephone # Attn: Rev. James Shanley

Applicant's Signature

Signature of Owner/Authorized Agent

## SPECIAL USE PERMIT APPLICATION

Applicant: The Hartford Roman Catholic Diocesan Corporation

Property: 207 Bloomfield Avenue



### Activities at the Newman Catholic Center :

The property at 207 Bloomfield Avenue would house the Newman Center (or Catholic Campus Ministry Center) for the University of Hartford. The Newman Center would include offices for the campus minister and campus chaplain, a small chapel, a dining area, and study rooms available to the students, faculty, and staff from the university.

The chapel would be used for Sunday Mass (which currently occurs at 4:30 p.m.) and weekday Masses (currently scheduled for 12:15 p.m. on Thursdays) as well as special Holy Day Masses (e.g. Good Friday and Ash Wednesday). Current attendance for Sunday Mass ranges from 20 to 35, from 8 to 10 for Thursday Mass, and from 20 to 25 for Holy Day Masses.

Following Sunday Mass, dinner is provided for those attending Mass. Dinner is also provided twice a month dinner for students attending Newman Club meetings. When the Newman Club has a Sunday event, the event typically concludes by 7:30 p.m. On most Sundays, events are generally finished by 6:30 p.m.

During the week, the Newman Center would be used regularly for small faith groups, student meetings with the campus minister, dining with the campus minister and campus chaplain, and choir rehearsals. In addition, students would be able to drop by for a quiet place to study, a chance to pray, and an opportunity to relax with friends or to speak with the campus minister or campus chaplain. Events occurring during the week this semester (Spring 2017) are: two small faith groups that meet weekly (Thursday evenings and Friday afternoons), a student leader meeting with the campus minister each week on Tuesday evenings, Thursday lunches following Mass, and religious education on Wednesday afternoons.

The Newman Center would be available to students only when the campus minister, campus chaplain, or another designated supervisor is present. No student activities would occur at the property without direct oversight by the campus ministry staff. In addition, all activities would generally be completed by 10:00 p.m.

The activities described above (including Mass) are those that occur during the university's academic year (August through May). During June and July, the center would be open on a limited basis (Monday through Friday).

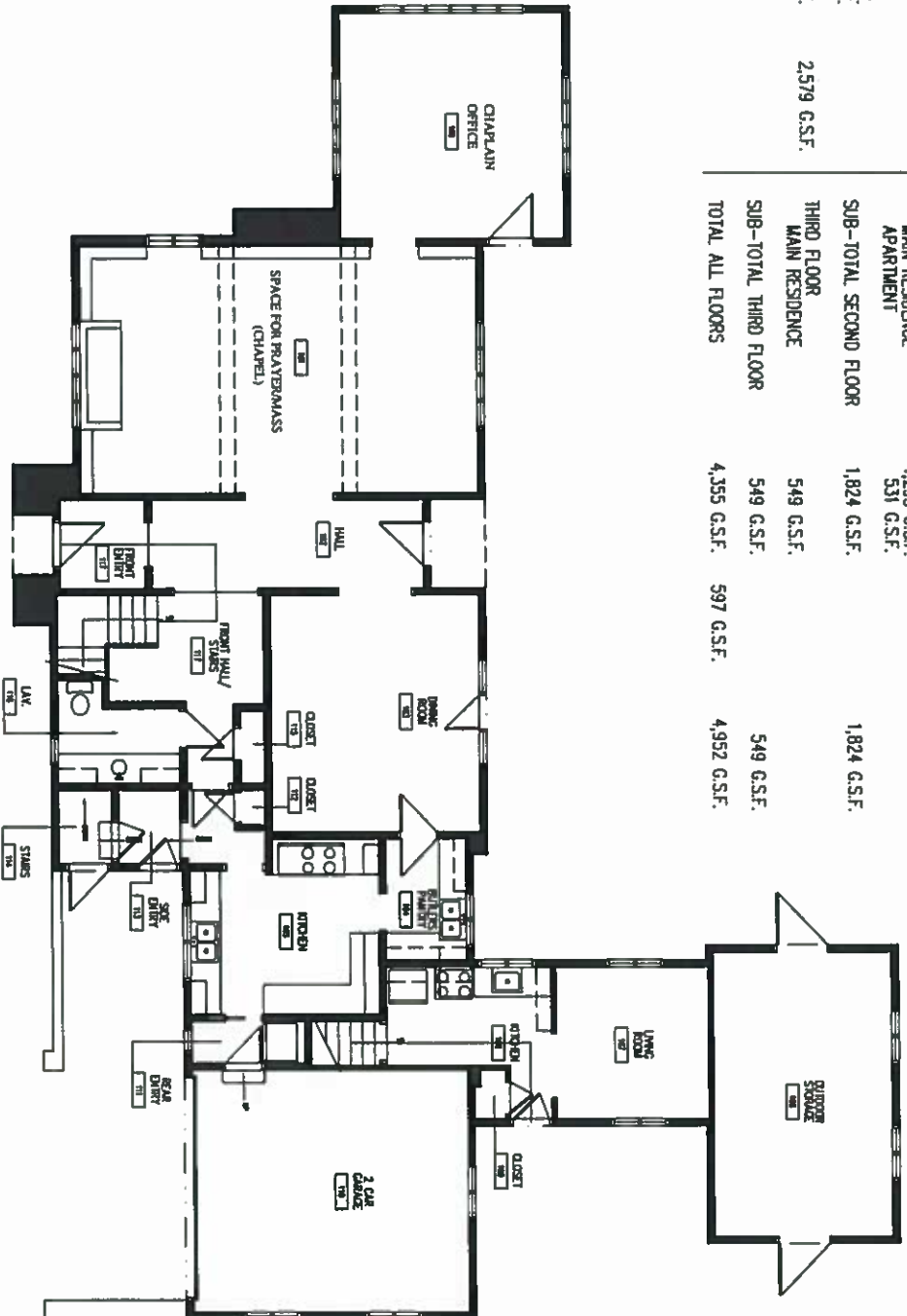
The Newman Center is to be used by students attending the University of Hartford who will walk to the center from the campus located directly across Bloomfield Avenue. A cross walk and traffic light are located in front of the property. The applicant proposes to construct a walkway directly from the crosswalk to the front door of the property for easy and safe access from the University of Hartford campus. Typically, there would be 1 or 2 cars parked at the site during the day (the campus minister and the campus chaplain). Students, faculty, and staff of the University of Hartford who utilize the center either reside on campus or commute to the University of Hartford and park their vehicles in designated lots.



APR 17 2017

PLANNING & ZONING DIVISION  
Town of West Hartford, CT

BUILDING AREA SUMMATION			
FIRST FLOOR	OCCUPIED	UN-OCCUPIED	TOTAL
MAIN RESIDENCE	1,732 G.S.F.		
APARTMENT	250 G.S.F.		
GARAGE		335 G.S.F.	
OUTDOOR STORAGE		262 G.S.F.	
SUB-TOTAL FIRST FLOOR	1,982 G.S.F.	597 G.S.F.	2,579 G.S.F.
SECOND FLOOR			
MAIN RESIDENCE	1,293 G.S.F.		
APARTMENT	531 G.S.F.		
SUB-TOTAL SECOND FLOOR	1,824 G.S.F.		
THIRD FLOOR			
MAIN RESIDENCE	549 G.S.F.		
SUB-TOTAL THIRD FLOOR	549 G.S.F.		
TOTAL ALL FLOORS	4,355 G.S.F.	597 G.S.F.	4,952 G.S.F.



# UNIVERSITY OF HARTFORD

FACILITIES

First Floor Plan

207 Bloomfield Avenue West Hartford, CT

Scale: 1/8"=1'-0"

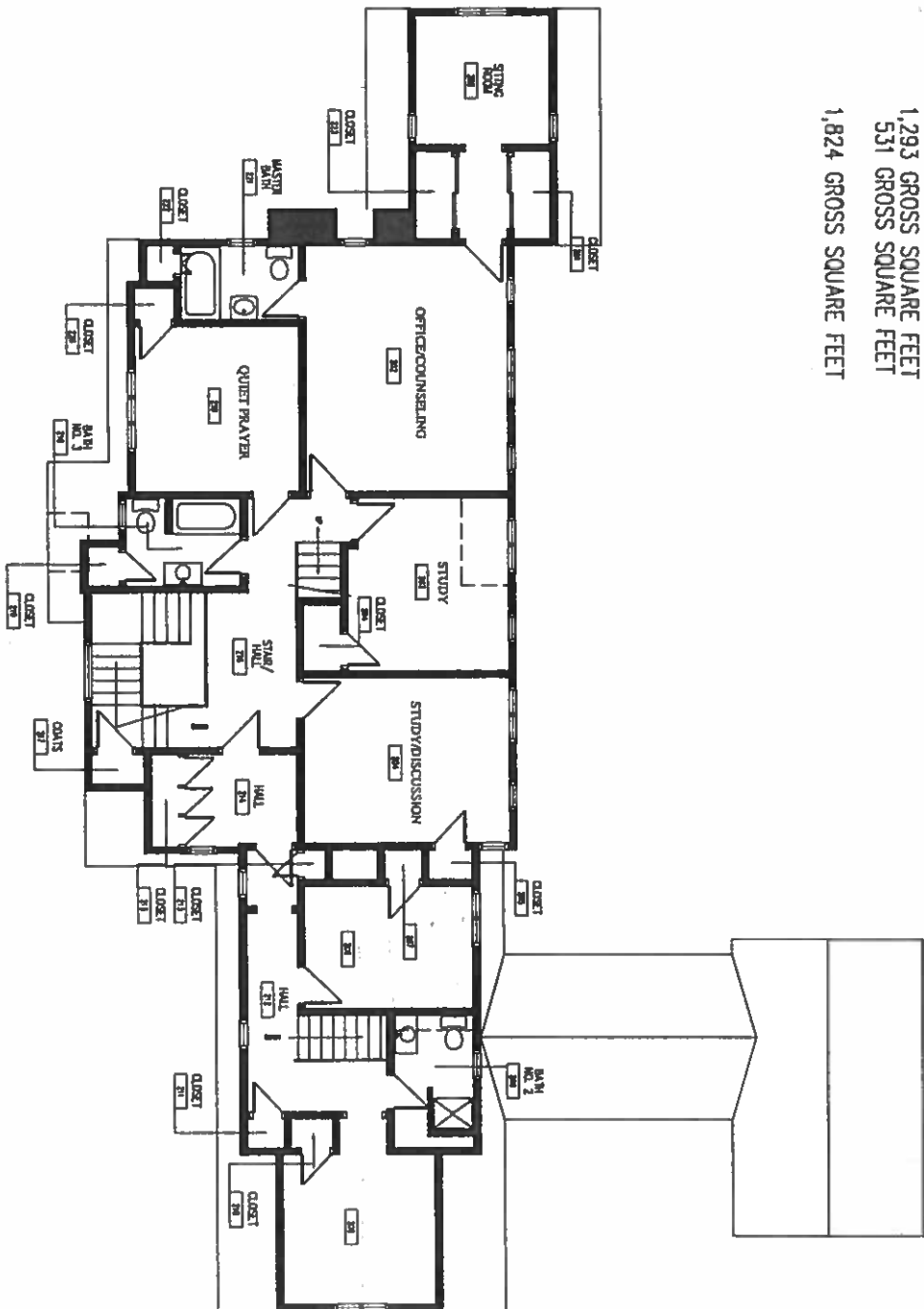
University of Hartford Facilities

03-03-2017

A-1

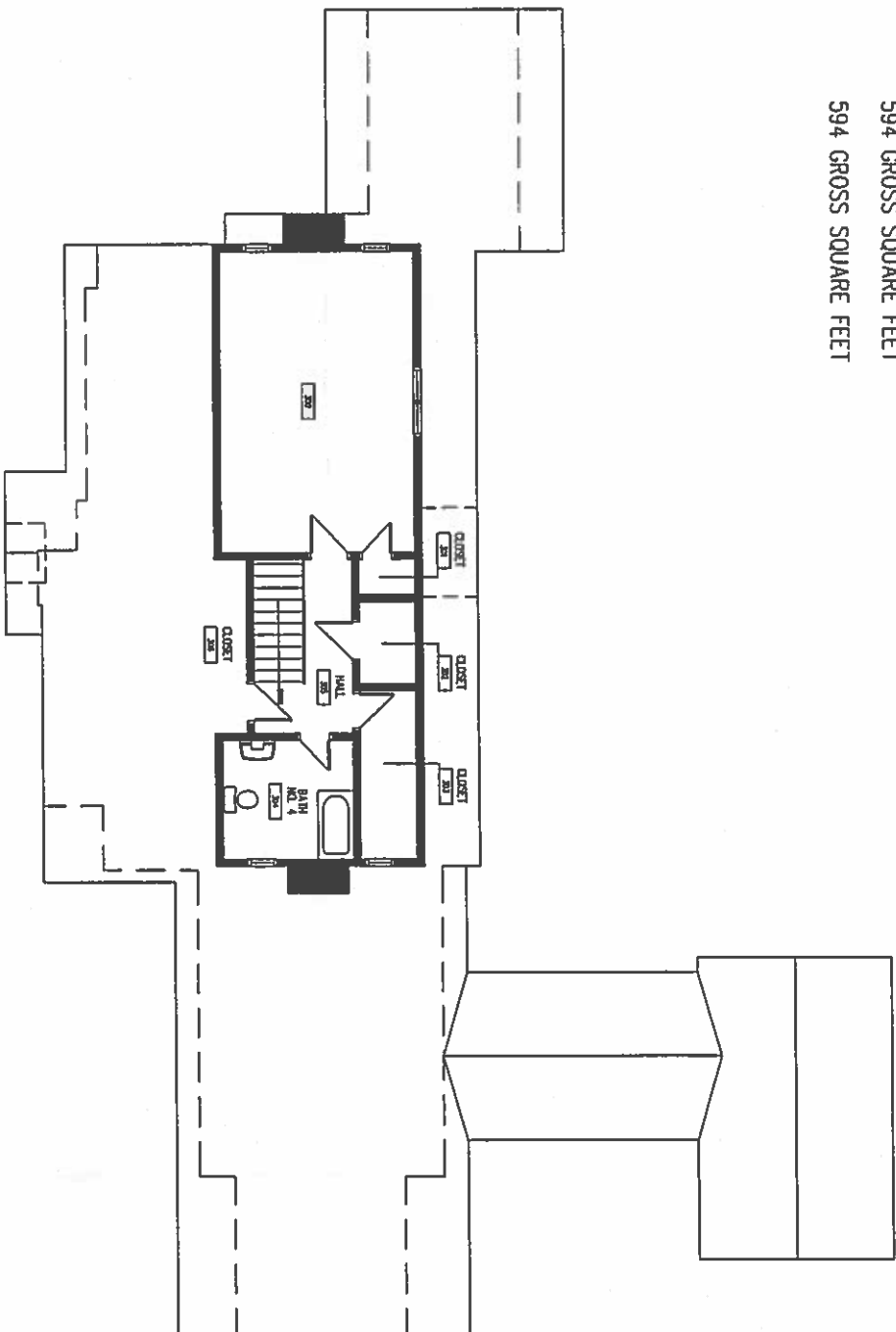
SECOND FLOOR AREA SUMMATION

OCCUPIED FLOOR SPACE	1,293 GROSS SQUARE FEET
MAIN RESIDENCE APARTMENT	531 GROSS SQUARE FEET
TOTAL SECOND FLOOR SQUARE FOOTAGE	1,824 GROSS SQUARE FEET

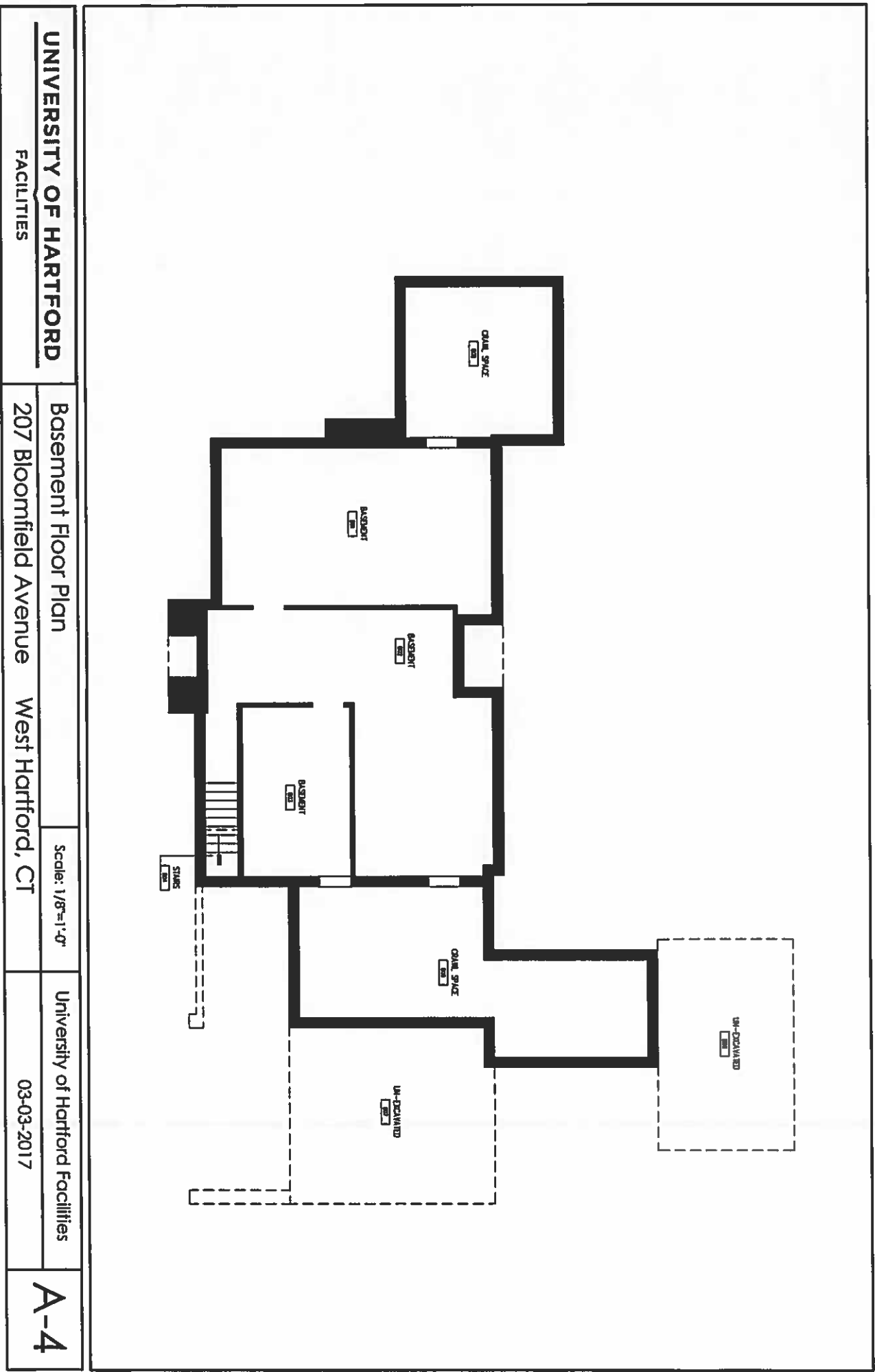


UNIVERSITY OF HARTFORD FACILITIES	Second Floor Plan		University of Hartford Facilities
	207 Bloomfield Avenue	West Hartford, CT	
Scale: 1/8"=1'-0"			03-03-2017
A-2			

THIRD FLOOR AREA SUMMATION  
 OCCUPIED FLOOR SPACE      594 GROSS SQUARE FEET  
 MAIN RESIDENCE  
 TOTAL THIRD FLOOR      594 GROSS SQUARE FEET  
 SQUARE FOOTAGE



<b>UNIVERSITY OF HARTFORD</b> FACILITIES	Third Floor Plan 207 Bloomfield Avenue West Hartford, CT	Scale: 1/8"=1'-0" University of Hartford Facilities 03-03-2017	<b>A-3</b>
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**Brittany Bermingham**

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*Forwarded on 5.23.17 to: K. Casey, T. Dumas,  
C. Doran*

**From:** Mike Sinsigalli  
**Sent:** Tuesday, May 23, 2017 9:15 AM  
**To:** Brittany Bermingham  
**Subject:** Catholic Campus Center, 207 Bloomfield Ave

Please be advised that review of the above noted site plan disclosed no areas of concern with fire apparatus accessibility or fireground operations.

Michael Sinsigalli  
Assistant Fire Chief  
West Hartford Fire Department  
860-561-8308

*The fire that you prevent may be the one that would have taken your life!*

Please note email address change to [msinsigalli@westhartfordct.gov](mailto:msinsigalli@westhartfordct.gov)  
[Follow Us](#)





## MEMORANDUM

TO: Todd Dumais, Town Planner  
FROM: <sup>DJM</sup> Duane J. Martin, P.E., Town Engineer  
RE: 207 Bloomfield Avenue, Special Use Permit  
DATE: May 12, 2017

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The Engineering Division reviewed the Special Use Permit Application for 207 Bloomfield Avenue dated April 17, 2017 (Received) and has no comments. We find the application acceptable.

Forwarded on 5.8.17 to:  
K. Casey, T. Dumais, C. Dorau

**Brittany Bermingham**

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**From:** Bob Proctor  
**Sent:** Monday, May 08, 2017 11:23 AM  
**To:** Catherine Dorau  
**Cc:** Todd Dumais; Brittany Bermingham; Aimee Eberly  
**Subject:** 207 Bloomfield Ave., SUP #1306, The Hartford Roman Catholic Diocesan Corp. (Newman Center)

Cathy,

The Application for the property at 207 Bloomfield Avenue that would house the Newman Center (or Catholic Campus Ministry Center) has been reviewed and is essentially acceptable as described. The Health District would need more information on any food service at the site to review compliance with the food ordinance.

Bob Proctor, RS  
West Hartford Bloomfield Health District  
5-8-17

Forwarded on 4.28.17 to: K. Casey  
T. Dumais  
C. Dorau

**Brittany Bermingham**

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**From:** Brian Pudlik  
**Sent:** Thursday, April 27, 2017 2:26 PM  
**To:** Brittany Bermingham  
**Cc:** Catherine Dorau; Todd Dumais  
**Subject:** RE: SUP Staff Review Requested

All,

Please be advised that I have no concerns regarding the Special Use Permit applications that are pending before the Town Plan and Zoning Commission. As it relates to the "look back" for Rockledge golf course, we have not received any complaints regarding the use of the drink cart.

Please let me know if any additional information is required.

Brian Pudlik  
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107  
Desk: 860.561.7553 | Fax: 860.561.7504  
Department of Community Development: Planning & Zoning Division

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**From:** Brittany Bermingham  
**Sent:** Friday, April 21, 2017 1:53 PM  
**To:** Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>  
**Cc:** Catherine Dorau <cdorau@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>  
**Subject:** SUP Staff Review Requested

Hi Brian,

Five (5) Special Use Permit applications were submitted to Town Planning and Zoning that we are requesting zoning review. They will be scheduled for public hearing next month:

- 23 Lasalle Road, SUP #1304
- 43 Lasalle Road, SUP #1305
- 207 Bloomfield, SUP #1306
- 2600 Albany Avenue, SUP #1308
- 289 South Main, SUP #1272-LB-17

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham  
Planning Technician

Forwarded on 4.25.17 to: K. Casey  
T. Dumais  
C. Dorau

**Brittany Bermingham**

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**From:** Tracey Gove  
**Sent:** Monday, April 24, 2017 9:48 AM  
**To:** Brittany Bermingham; Bob Proctor; Aimee Eberly; Mike Sinsigalli  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** RE: SUP Staff Review Requested- Email 1 of 2

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Just one thought:

Outdoor dining applications: owners should ensure they take into account the base for the fencing used around the outdoor dining area. The Blue Elephant outdoor dining has fencing that extends into the town right of way due to the base of the fence. This has caused the sidewalk to be very narrow. They also occasionally have flowers hanging off the fence that further narrow the area.

I believe this is typically taken into consideration but thought it was worth mentioning.

Otherwise – all seem fine.

Thanks.

---

**From:** Brittany Bermingham  
**Sent:** Friday, April 21, 2017 1:45 PM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** SUP Staff Review Requested- Email 1 of 2

Hello,

Six (6) Special Use Permit applications were submitted to Town Planning and Zoning and will be scheduled for public hearing next month. Here are the first three:

- 23 Lasalle Road, SUP #1304
- 43 Lasalle Road, SUP #1305
- 207 Bloomfield, SUP #1306

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division